

PLEASE TAKE NOTICE THAT THIS MEETING WILL TAKE PLACE AT A MEETING HELD PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 SOLELY BY ELECTRONIC MEANS.

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION WITH
MITIGATION MEASURES & PLANNING COMMISSION PUBLIC MEETING**

PLANNED DEVELOPMENT #37

Project Location: 740-790 E. Green St. 118 S. Oak Knoll Ave. and 111 S. Hudson Ave, Pasadena, CA

Project Description: The applicant, Stanford Pasadena, LLC, has submitted a Planned Development application to allow the establishment of a Planned Development (PD) zoning district and a new PD Plan. The PD Plan would facilitate the development of a four- and five-story mixed-use project with 16,481 sq. ft. of commercial use and 263 for-rent residential units, 41 of which would be designated as affordable dwelling units; the project would utilize the density bonus provisions of the Zoning Code to increase the maximum density by 30% over the proposed density of 87 du/acre. The project would be located on top of a two-level subterranean parking garage with 443 parking spaces. The project would provide 27,180 sq. ft. of outdoor community open space (i.e. 4,110-sq. ft. publicly available pocket park, breezeways, swimming pool courtyard, roof terraces), 600 sq. ft. of indoor community open space, and 11,703 sq. ft. of private open space (i.e. balconies), for a total of 39,483 sq. ft. of community open space. The project would demolish the existing nonresidential buildings and on-grade parking improvements to facilitate the development. The site is located within the CD-4 (Central District Specific Plan, Pasadena Playhouse Subdistrict) zoning district and designated Medium Mixed Use in the General Plan Land Use Element, with a density of 0-87 dwelling units per acre and a floor area ratio of 0-2.25.

Public Meetings or Hearings: City Council approval is needed for adoption of the Initial Study (IS) and Mitigated Negative Declaration (MND) and approval of the Project and a Planning Commission public hearing is needed for a recommendation to the City Council on the IS/MND and the Project. As neither public hearing has been set at this time, additional public notices will be distributed once those hearings are scheduled. However, the IS/MND and Project will be presented as an information item to the Planning Commission at 4:30 PM on December 17, 2020. Please see the Planning Commission agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted on December 11, 2020 at <https://www.cityofpasadena.net/commissions/planning-commission/>.

Environmental Determination: An Initial Study was prepared and concluded that the proposed Project could have a significant effect on the environment; however, with inclusion of mitigation measures, these potential impacts related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources would be reduced to a less than significant level. Additionally, impacts related to Recreation and Mandatory Findings of Significance would implement measures listed in all other sections to reduce impacts to a less than significant level. Therefore, the City has prepared a Mitigated Negative Declaration.

Public Review Period: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between Thursday, December 3, 2020 and Monday, January 4, 2021; and in writing at future public hearings considering these documents. Please submit comments in writing by 5:00 PM on January 4, 2021, to the attention of David Sinclair, Senior Planner, Planning & Community Development Department, Planning Division, Current Planning Section, 175 North Garfield Avenue, Pasadena, California, 91101; or via email to dsinclair@cityofpasadena.net. If you wish to challenge the Initial Study and Mitigated Negative Declaration in court, you may be limited to raising those issues that your or someone else raised at any public hearing where these documents were considered.

Hazardous Material: The Project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

Availability of Environmental Documentation: The Initial Study and Mitigated Negative Declaration and technical reports can be viewed on the City's environmental notices webpage at <https://ww5.cityofpasadena.net/planning/category/environmental-notice/>



Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

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